SEP 19 1984

king east heritage

Survey Results

GORE PARK, LOOKING EAST ALONG KING FROM JAMES STREET, HAMILTON

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO

Questionnaire Analysis and Summary of Historical/Architectural Research

Prepared by the Planning and Development Department of the Regional Municipality of Hamilton-Wentworth. Funded by Canada Community Development Projects.
December 1983

KING EAST HERITAGE

SURVEY RESULTS

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And

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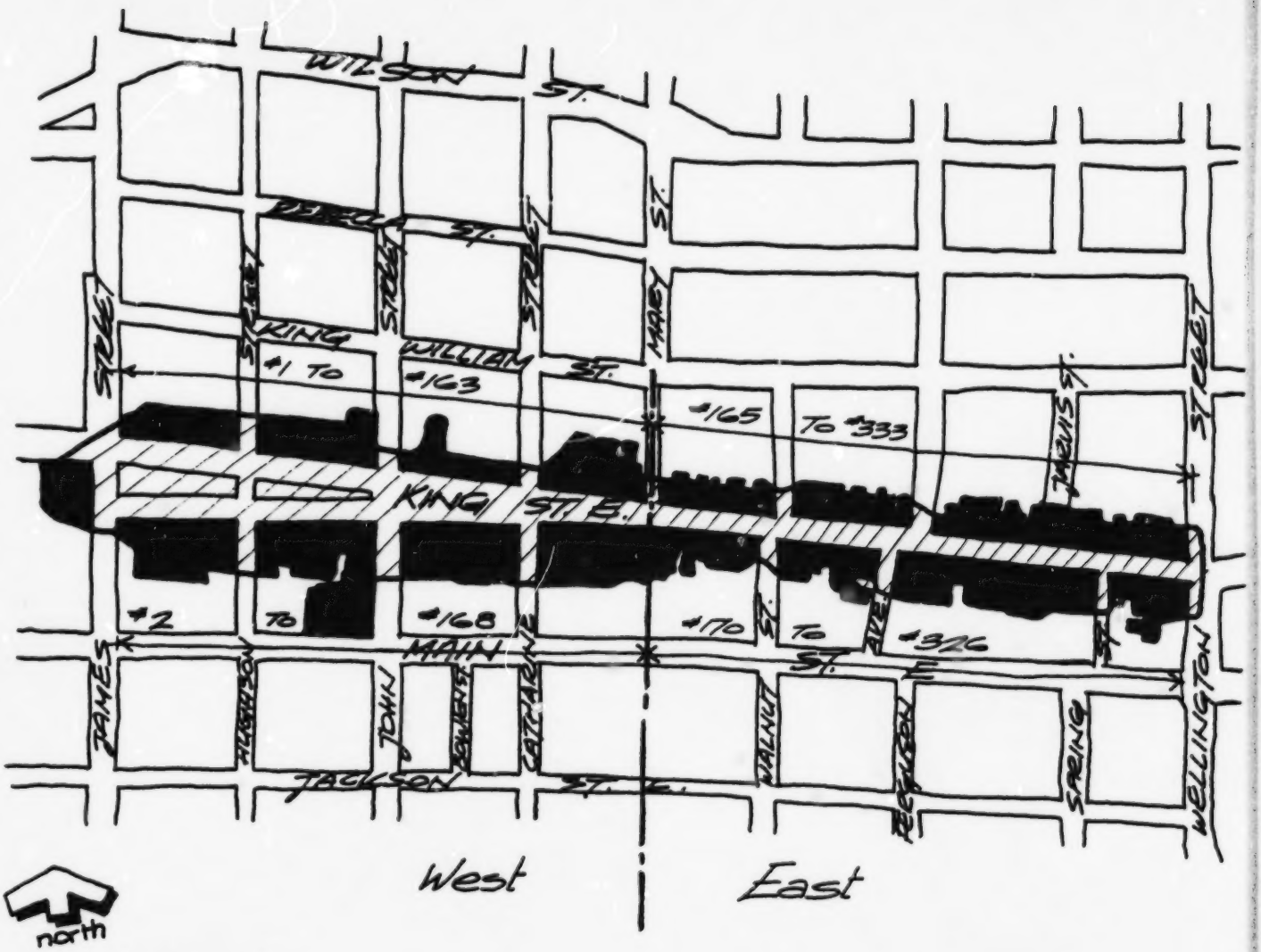
INTRODUCTION

The King Street East Heritage Survey was initiated by the City of Hamilton to determine the suitability of the area as a Heritage Conservation District. The Survey was composed of two parts:

1. An Information Sheet and Questionnaire were prepared, describing the Heritage Conservation District concept and the funding that is available for District designation and building rehabilitation. (See Appendix.) The package was distributed to absentee owners, owner/occupants and tenants on King Street East.

2. Historical/architectural research was done on all buildings in the Study Area. The purpose of the research was to determine date built, original owners, occupancy history, etc. This information was recorded on summary sheets and will be distributed to absentee owners, owner/occupants and tenants. In addition to summary sheets on individual buildings, a general report on the historical/ architectural merits of the study area was also written.

Both the questionnaire analysis and research will be considered to determine the suitability of the area as a possible Heritage Conservation District.



Legend

Study Area Boundary

Buildings under study

MAP A

King East Heritage

"Study Area"

QUESTIONNAIRE ANALYSIS

QUESTIONNAIRE ANALYSIS:

Methodology

A list of all tenants, owners and owner/occupants on King Street East between James and Wellington Streets was compiled from the 1982 (December) Master Circularization List (Assessment). The information packages were hand delivered to most tenants and owner/occupants in early June. The majority of questionnaires were completed within one week at which time the questionnaires were picked up. On these occasions, time was allotted to discuss related matters with tenants and owner/occupants. However, some respondents required two to three reminder visits. If the respondent had not completed the questionnaire by the third visit they were supplied with a postage-paid envelope.

In early July, approximately 80 packages were mailed to absentee owners and tenants who could not be reached and some head offices. The mailing occurred later because of a shortage of BRIC (Building Rehabilitation and Improvement Campaign) funding brochures. Very few responses were received from our mailed packages. To increase the rate of return, the respondents were either sent a reminder and/or telephoned. The end of August was the dealine for the return of questionnaires.

Response

A total of 245 questionnaires were mailed or hand delivered. Of these, 143 (58.37%) were returned. Six of these were not considered in the tables because they were spoiled. Eleven packages were sent to head offices of chain outlets and banks in order to determine if they held the same opinions as local managers. These head offices did not respond and are not included in the "No Response" figures as some of the local branches did respond. The analysis is therefore based on 137 questionnaire responses.

		Tenants	Owner Occupant	Owner	Total
Response	East	34	30	6	70
	West	43	22	2	67
	Total	77	52	8	137
	%	63.64	83.87	17.78	100
No Response	East	12	4	17	33
	West	32	6	20	58
	Total	44	10	37	91
	%	36.36	16.13	82.22	100

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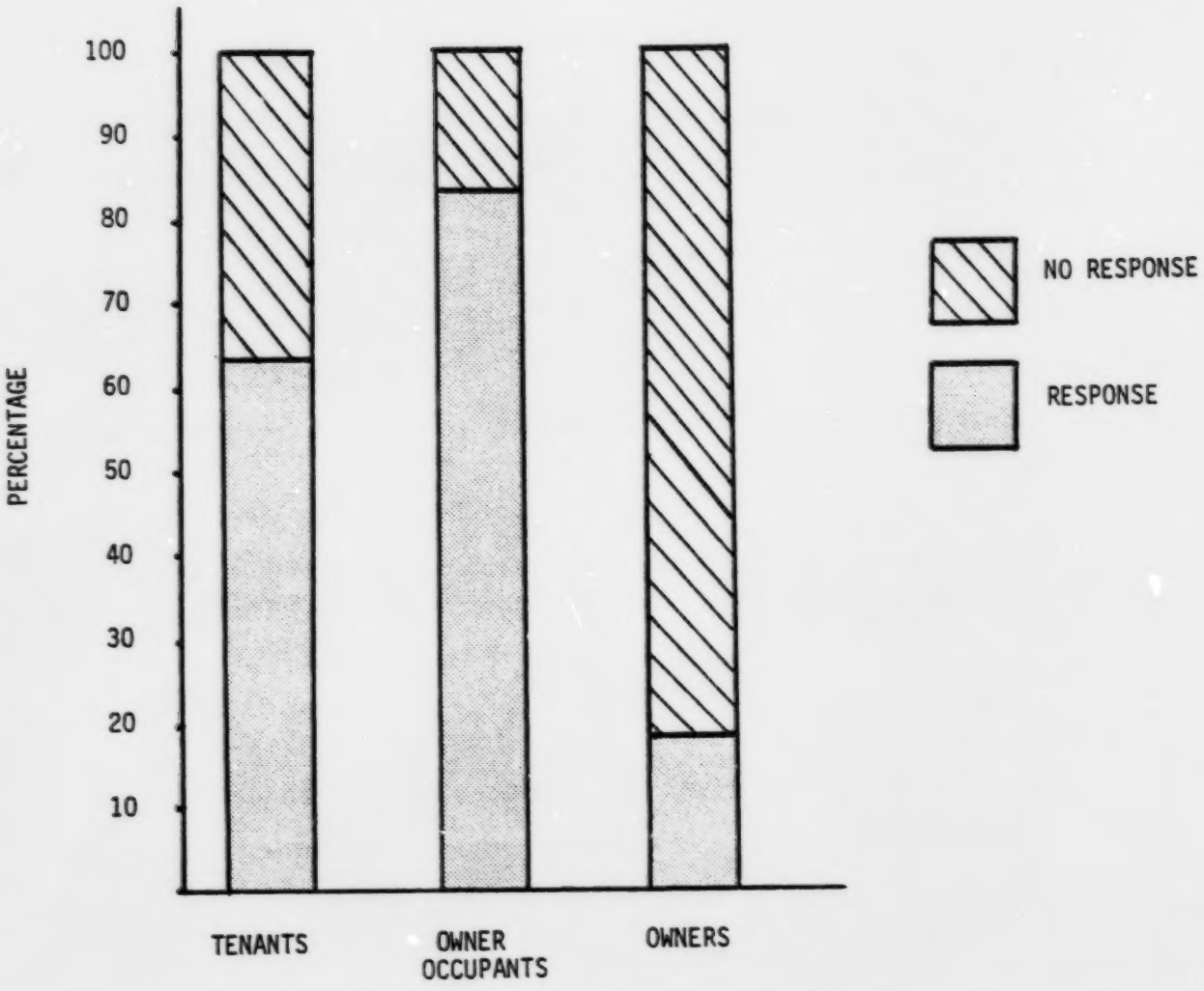
RESPONSE RATES OF THREE SUB-GROUPS



While the overall response rate (58.37%) is an important figure, it is necessary in the case of this questionnaire analysis to consider the response rate of each sub-group individually. Owner/occupants had the highest response rate (83.87%), tenants had the next highest response rate (63.64%) and absentee owners had the lowest response rate (17.78%).

In addition to analyzing questionnaire response according to the owner, owner/occupant and tenant sub-groups, the figures were also examined along a geographical East-West basis. The dividing line was Mary Street on the north side and between #168 and #170 on the south side. (See Map 'A'.) This was done in order to determine any significant differences between the East and West sections of the study area.

Analysis

2a. How long have you owned the building(s)? _____ years.

Response	Number			Percentage		
	East	West	Total	East	West	Total
Less than 2	2	6	8	3.33	10.0	13.33
2-5	5	1	6	8.33	1.67	10
6-10	8	7	15	13.33	11.67	25
11-15	8	2	10	13.33	3.33	16.66
16-20	4	--	4	6.67	--	6.67
21-30	7	5	12	11.67	8.33	20
Over 31	2	3	5	3.33	5.0	8.33
Total	36	24	60	59.99	40.00	99.99

Note: The total number of respondents is comprised of eight owners and fifty-two owner/occupants.

Comment

It is interesting to note that while 13% of the respondents have owned their building for less than 2 years, 28% have owned their buildings in excess of 21 years. Of these, 4 owner/occupants (6.7%) have been established on King Street East for over 50 years.

2b. And/or how long have you run the business? _____ years.

Response	Number			Percentage		
	East	West	Total	East	West	Total
Less than 2	8	11	19	6.2	8.53	14.73
2-5	9	13	22	6.97	10.08	17.05
6-10	12	13	25	9.30	10.08	19.38
11-15	8	5	13	6.2	3.88	10.08
16-20	8	5	13	6.2	3.88	10.08
21-30	11	8	19	8.53	6.2	14.73
Over 31	8	10	18	6.2	7.75	13.95
Total	64	65	129	49.60	50.4	100

Note: The total is comprised of 52 owner/occupants and 77 tenants.

Comment

Approximately half of those respondents who have run a business on King Street East have been at their present location for over 11 years.

3a. Do you think the study area (King Street East between James and Wellington Streets) is attractive to customers?

Response		Tenant	Owner/Occup	Owner	Total	Percentage
Yes	East	18	16	4	38	27.74
	West	20	10	2	32	23.36
	Total	38	26	6	70	51.1
No	East	14	11	2	27	19.71
	West	19	9	--	28	20.44
	Total	33	20	2	55	40.15
No	East	2	3	--	5	3.65
Answer	West	4	3	--	7	5.1
	Total	6	6	--	12	8.75
Total		77	52	8	137	100

Comment

In general, only a small percentage (11%) differentiates those respondents who find the study area attractive from those who do not. This holds true for each of the tenant and owner/occupant sub-groups. However, among the 8 absentee owners who responded, a much larger percentage find the study area attractive than absentee owners who do not.

3b. What are the special features you feel are attracting people to the area?

		Tenant	Owner/Occup	Owner	Total	Percentage
Good Parking	East	14	13	1	28	
	West	10	5	--	15	
	Total	24	18	1	43	31.39
Good Transit	East	16	10	3	29	
	West	23	15	-	38	
	Total	39	25	3	67	48.90
Active Business Association	East	7	5	1	13	
	West	10	9	1	20	
	Total	17	14	2	33	24.09
Attractive Surroundings	East	4	4	-	8	
	West	9	5	2	16	
	Total	13	9	2	24	17.52
Attractive Buildings	East	7	4	1	12	
	West	7	2	1	10	
	Total	14	6	2	22	16.06
Other:						
Specialty Shops	East	7	5	1	13	
	West	4	1	-	5	
	Total	11	6	1	18	13.14
Reliable/ Enthusiastic Merchants	East	1	2	-	3	
	West	1	1	-	2	
	Total	2	3	-	5	3.65

		Tenant	Owner/Occup	Owner	Total	Percentage
Gore Park	East	-	-	-	-	
	West	2	-	-	2	
	Total	2	-	-	2	1.46
Centrality	East	-	-	-	-	
	West	-	1	1	2	
	Total	-	1	1	2	1.46
Hotels & Theatres	East	-	-	1	1	
	West	-	-	-	-	
	Total			1	1	.73
No Answer	East	9	6	1	16	
	West	11	3	-	14	
	Total	20	9	1	30	21.9

Comment

Almost half of the respondents listed the transit system as a special feature of the area. The next most frequently cited feature was good parking, followed by an active business association, attractive surroundings, and finally, attractive buildings.

When the responses are examined according to the east/west split, the following differences are apparent:

- o tenants and owner/occupants in the west were more impressed with the transit system than those in the east. This is possibly due to the fact that the Gore area is the terminus for the transit system.

- o on the other hand, more tenants and owner/occupants in the east mentioned good parking as an attractive feature than those in the west. This may be due to differences in availability and parking rates in the two areas.

There were two other significant differences in opinion between east and west:

- o more tenants in the west listed attractive surroundings than those in the east.

- o listed under "other", specialty shops was mentioned more often by both tenants and owner/occupants in the east than those in the west.

3c. What features do you feel need improvement?

	TENANT			OWNER/OCCUPANT			OWNER			TOTAL	PERCENTAGE
	East	West	Total	East	West	Total	East	West	Total		
Parking	14	16	30	4	1	5	13	7	20	55	40.15
Transit	4	3	7	-	-	-	1	1	2	9	6.57
Business Assoc.	5	5	10	-	-	-	1	1	2	12	8.76
Surroundings	14	14	28	2	-	2	3	11	14	44	32.12
Buildings	18	20	38	3	1	4	7	11	18	60	43.8
Too many vacancies	2	5	7	-	-	-	1	4	5	12	8.76
Make it a people place	-	1	1	-	-	-	1	2	3	4	2.92
Need tax incentives to renovate	-	2	2	-	-	-	1	-	1	3	2.19
Too many low class establishments	-	2	2	-	-	-	-	1	1	3	2.19
Pigeon problem	1	2	3	-	-	-	-	-	-	3	2.19
Demolish buildings	-	2	2	-	-	-	-	-	-	2	1.46
Too many one-way streets	-	-	-	-	-	-	2	-	2	2	1.46
Merchants' Attitudes	-	1	1	-	-	-	1	-	1	2	1.46
Safety	-	1	1	-	-	-	-	1	1	2	1.46
More people/attractions east of Mary	-	-	-	-	-	-	2	-	2	2	1.46
Fewer loading zone restrictions	-	-	-	-	-	-	2	-	2	2	1.46
No answer	6	8	14	-	-	-	4	3	7	2	1.46

Features mentioned only once: (O = Owner, O/O = Owner/Occupant, T = Tenant)

East		West	
- need retail generators	(O/O)	- tax reductions	(O)
- need for covered walkways	(O/O)	- allow Sunday shopping	(T)
- need uniformity of street scape, e.g., awnings	(T)	- deal with alcoholics	(T)
- need wider variety of stores	(O/O)	- need for traffic control	(O/O)
- need parking validation system	(O/O)	- remove transit from area	(T)
- need King & Wellington anchor	(O/O)	- improve sanitation	(T)
- Ferguson track area needs grass and cobblestones	(T)	- make area more modern	(T)
- business and improvements are all moving west	(O/O)	- reactivate Right House	(T)
		- Mary to Wellington has low class look	(T)

Comment

Overall, nearly half of the respondents listed buildings as a feature which needs improvement.

Major differences in opinion between east and west are:

- more owner/occupants in the east feel parking should be improved than those in the west. However, when 3(b) is referred to, one can see that the same number of owner/occupants in the east felt that parking was an attractive feature of the area. There seems to be no consensus among owner/occupants in the east regarding parking.

- the number of vacancies is significantly more of a concern to tenants and owner/occupants in the west, than those in the east. Although there are several vacancies along King Street East from James to Wellington, perhaps the high visibility of the Gore area makes those vacancies in the west more prominent.

4. Are you satisfied with the present condition of the exterior of your building?

		Tenant	Owner/ Occupant	Owners	Total	Percentage
Yes	East	10	20	3	33	
	West	22	14	-	36	
	Total	32	34	3	69	50.36
No	East	24	10	3	37	
	West	16	7	2	25	
	Total	40	17	5	62	45.26
No Answer	East	-	-	-	-	
	West	5	1	-	6	
	Total	5	1	-	6	4.38
Total		77	52	8	137	100

If yes, why?	Tenant			Owner/ Occupant			Owner			Total
	East	West	Total	East	West	Total	East	West	Total	
Well maintained	1	7	8	2	5	7	1	-	1	16
Recently improved	2	3	5	2	4	6	1	-	1	12
Compliments business	1	1	2	2	-	2	-	-	-	4
Modern appearance	-	-	-	2	-	2	-	-	-	2
New	1	2	3	-	2	2	-	-	-	5
Attractive	1	3	4	1	-	1	-	-	-	5
No answer	4	7	11	11	4	15	1	-	1	27

Reasons mentioned only once:

East:

- because it looks good in comparison to others (T)
- because it blends with others (0/0)

If no, why not?

	Tenant			Owner/ Occupant			Owner			Total
	East	West	Total	East	West	Total	East	West	Total	
Neglected	18	9	27	7	5	12	3	1	4	43
Bland facade	1	1	2	-	1	1	-	-	-	3
Old	3	3	6	1	-	1	-	-	-	7
Unattractive	2	3	5	-	-	-	-	-	-	5
Needs Uniformity	-	-	-	1	1	2	-	-	-	2
Pigeon dirt	1	1	2	-	-	-	-	-	-	2
Needs shutters &/or awnings	1	-	1	1	-	1	-	-	-	2
No answer	2	3	5	3	-	3	-	1	1	9

Reasons mentioned only once:

East:

- it is not modern enough (T)
- a joint effort is needed (O/O)

West:

- original features have been altered (O/O)

Comment

Overall, the respondents' opinions were almost equally divided between those who are satisfied with the exterior of their building and those who are not.

This holds true for the tenant and absentee owners sub-groups, but in the case of owner/occupants, 17 of those who responded were not satisfied with their buildings whereas twice as many were satisfied (34).

Upon examination of the tenant sub-group, a large majority of those in the east are dissatisfied with the exterior of their building. As reasons for their dissatisfaction, they listed the need for repairs, painting and cleaning most often.

In contrast, most tenants in the west are satisfied by a slight margin. The reason most often listed was that their buildings were well maintained.

Owner/occupants in both east and west sections are satisfied with the exterior of their buildings by a 2 to 1 ratio.

When all of the responses are considered along the east/west division, it is found that the majority of the respondents in the east are dissatisfied with the exterior of their buildings (37 said they were not satisfied, 33 said they were satisfied). The majority of respondents in the west are satisfied with the exterior of their buildings (36 said they were satisfied, 25 said they were not satisfied).

5. If designation occurs, would you consider discussing improvements to heritage features of your building(s)? (Technical advice would be available to assist you in this matter.)

		Tenant	Owner Occupant	Owner	Total	Percentage
Yes	East	21	20	5	46	33.57
	West	14	14	2	30	21.90
	Total	35	34	7	76	55.47
No	East	6	9	1	16	11.68
	West	12	6	-	18	13.14
	Total	18	15	1	34	24.82
No	East	7	1	-	8	5.84
Answer	West	17	2	-	19	13.87
	Total	24	3	-	27	19.71
	TOTALS	77	52	8	137	100

Comment

The majority of respondents in both east and west would consider discussing improvements to their buildings if designation occurs.

Four tenants indicated that they would not consider discussing improvements because they felt the matter was up to the owner. Eleven of the 24 tenants who did not answer this question held the same opinion.

6. Do you feel that there should be policies applicable to your area on the following matters in order that the character of the district be preserved?

a) Alteration/removal of significant heritage features on upper floors

Yes____ No____

b) A 180-day waiting period for a demolition permit (for heritage buildings) so that alternatives to demolition may be explored.

Yes____ No____

c) Height and design of new buildings.

Yes____ No____

	Tenant			Owner/ Occupant			Owner			Total	Percentage
	East	West	Total	East	West	Total	East	West	Total		
a) Yes	21	25	46	14	9	23	4	1	5	74	54.01
No	8	7	15	10	10	20	2	-	2	37	27.01
Undecided	1	1	2	--	--	--	-	-	-	2	1.46
No Answer	4	10	14	6	3	9	-	1	1	24	17.52
b) Yes	21	31	52	15	13	28	5	1	6	86	62.77
No	3	4	7	10	6	16	1	1	2	25	18.25
Undecided	1	--	1	--	--	--	-	-	-	1	.73
No Answer	9	8	17	5	3	8	-	-	-	25	18.25
c) Yes	20	29	49	16	10	26	5	1	6	81	59.12
No	4	5	9	7	7	14	1	-	1	24	17.52
Undecided	1	1	2	--	1	1	-	-	-	3	2.19
No Answer	9	8	17	7	4	11	-	1	1	29	21.17

Comment

For each section of this question, over half of the respondents answered in favour of the policies listed. Upon comparison, a 180-day waiting period for a demolition permit was the most strongly favoured policy (62.77%) followed by policies regarding the height and design of new buildings (59.12%). Policies regarding the alteration/removal of heritage features were least favoured (54.01%).

7. Are you in favour of "Heritage Conservation District" designation?

		Tenants	Owner/Occup	Owner	Total	Percentage
Yes	East	20	11	4	35	25.54
	West	25	8	-	33	24.09
	Total	45	19	4	68	49.63
No	East	3	6	-	9	6.57
	West	4	4	1	9	6.57
	Total	7	10	1	18	13.14
Undecided	East	8	10	2	20	14.60
	West	10	10	1	21	15.33
	Total	18	20	3	41	29.93
No Answer	East	4	3	-	7	5.11
	West	3	-	-	3	2.19
	Total	7	3	-	10	7.3
	Total	77	52	8	137	100

Comment

As the proportion of "yes", "no" and "undecided" responses is similar in both east and west, the analysis will examine differences between the sub-groups.

Approximately half of the respondents were in favour of Heritage Conservation District designation, while 13% were not in favour of designation. A further 7% did not answer. It is important to note that almost 30% were undecided.

Of those tenants who responded (77 out of 121) 45 (58.44%) were in favour. Seven (9.09%) tenants were not in favour, 18 (23.38%) were undecided and seven (9.09%) did not answer the question.

In the owner sub-group, 8 out of 45 owners who received packages responded (17.78%). Of these, 4 (50%) are in favour of Heritage Conservation District designation, 1 (12.5%) is not in favour and 3 (37.5%) are undecided.

In the owner-occupant sub-group 52 out of 62 questionnaires sent were received (83.87%). Of these, 19 (36.54%) are in favour of Heritage Conservation District designation, 10 said no (19.23%), 20 were undecided (38.46%) and 3 did not answer this question (5.77%).

It is interesting to note that in the case of those who own the building (owners and owner-occupants), i.e., those who ultimately would be responsible for any expenditures for renovations, there is a high percentage of indecision (37.5% and 38.46% respectively). This can be interpreted as meaning that more information is needed. On the other hand, tenants show a marked consensus in favour of Heritage District designation, quite naturally because an attractive well-maintained building is a good setting for their business. Furthermore, tenants would not be affected by the legal/administrative aspects accompanying designation.

The following comments were given by the respondents. They are divided into east and west sections and the number of times they were mentioned is given in brackets.

East

- HCD designation would provide general improvement to the area, i.e., clean-up. (5)
- The success of designation would depend upon ongoing participation from everyone concerned. (3)
- Designation would not address parking problems or the need for high density development (plazas and apartments). (3)
- HCD designation would not necessarily improve the eastern section of the street. (2)
- More information is needed about guidelines/restrictions. (1)
- Taxpayers should not pay to improve privately-owned buildings. (1)
- Designation would attract shoppers, tourists and businesses. (1)
- In favour of designation if cost is negligible. (1)

West

- Designation would attract shoppers, tourists and businesses. (6)
- More information is needed about guidelines/restrictions. (4)
- Concerned about increase in taxes/waste of taxpayers money. (2)
- Prefer modern look. (2)
- Worried that designation will deter developers. (2)

- Designation would provide uniformity. (2)
- Heritage character has been undermined by the number of modern buildings in the area. (2)
- Success of designation would depend upon ongoing participation from everyone concerned. (1)
- HCD designation would provide general improvement to the area, i.e., clean-up. (1)
- Designation would only be a "band aid" solution. (1)
- The money allocated by BRIC ($183,000) would not be sufficient. (1)

SUMMARY OF

HISTORICAL/ARCHITECTURAL RESEARCH

SUMMARY OF HISTORICAL/ARCHITECTURAL RESEARCH

METHODOLOGY

Each building in the Study Area was researched in order to find date built, original owner, occupancy history, architect (if possible), historical importance, and architectural significance. (Nina Chapple, architectural historian for Hamilton's L.A.C.A.C., assisted in determining the architectural significance of the buildings.)

The following sources were used:

- Marcus Smith Map of Hamilton 1850-51; Whitefield Map of Hamilton c. 1853;
- Bird's Eye Views of Hamilton: 1876 and 1893;
- Fire Insurance Maps: 1878, 1898-1916, 1947, and 1964;
- Vernon's City Directories: 1853 to Present;
- Assessment Rolls: c. 1850 to Present;
- Land Registry Office: Abstract Index and Legal Instruments;
- Hamilton Public Library, Special Collections: Newspapers, Clipping Files, Picture Collection, Books, etc.; and,
- Ontario Archives: Photo Collection.

The research was recorded on Summary Sheets (one per building) and each Sheet is accompanied by a photo of the building. Respondents who indicated on the questionnaire that they wished to receive the research on their buildings were given a copy of the Summary Sheet for their building(s).

INTRODUCTION

King Street East is very important, both historically and architecturally, because it is one of the two remaining original commercial districts of the City (James Street North is the other). Its importance is magnified due to the fact that so many historic buildings were lost when York Street and King Street West were redeveloped.

The buildings on King Street East, between James and Wellington, were built over a 150-year period. The oldest building in the Study Area is situated on the north-west corner of Catharine and King. It was built circa 1832. Today, the street still retains examples of buildings from different eras, including one frame building, one stone row, a variety of brick commercial rowhouses, and 20th century structures built of steel, glass, and reinforced concrete. Although different in architectural style, the majority of buildings have a uniform scale of three to six storeys, with the exception of the taller hotels and office towers.

There is a definite pattern in the development of the area. The Gore was first to be occupied. Then, as vacant land became less available, the commercial district extended to the east. Because the Gore has always been considered the centre of commercial activity, it has faced pressures of redevelopment through the years. Therefore, many of the original buildings have been replaced in this area. As the eastern end of the Study Area developed at a later time, many of the original buildings remain. However, in both sections, a proportion of the original facades have been altered. As a result, some buildings do not reflect their age.

There are other noticeable patterns regarding downtown development. For example, the north side of the Gore has been predominantly commercial, while the south side has had many institutional establishments such as banks. Also, it seems that manufacturing firms were more common in the east than in the west.

The following are block by block summaries of the research:

James Street South

The top of the Gore has two components: Number 12, the only remaining unit of an early 1840's rowhouse, and the Canadian Imperial Bank of Commerce, built in 1892 (three storeys initially) as the new headquarters of the Bank of Hamilton. Both help to retain the sense of enclosure felt in the downtown core.

KING STREET EAST, NORTH SIDE

James to Hughson

This block is recognizable by the decorated facades of the Mills' building and the Right House. Built near the turn of the century, they contrast sharply with the simple style of the early 1840's Georgian rowhouse (1 to 9) and the simplicity of the 1950's (Woolworth's).

Hughson - John

The west half of this block was rebuilt during the 20th century whereas the east half is at least 150 years old. Kresge's is a good example of the 1930's Art Deco influence. The Arliss and Singer buildings, built in the 1940's, are also non-decorative. The commercial rowhouse, from 65 to 79 (the oldest in the area), also reflects simplicity, but that of the 1830's. Number 81 to 83 is part of this row, but it appears to be separate as it was altered during the High Victorian era.

John - Catharine

The architectural styles of this block reflect the continuous development of downtown Hamilton. The rowhouse from 85 to 93 and Number 101 remain from the 1840's, contrasting with the more decorative style of the Victorian era (117-121). It is evident from the Spectator building that simple lines became popular again in the 1920's. However, 95, 103, and 125 prove that new forms of facade decoration were also emerging. Number 103 is an especially good example of typically ornate theatre architecture.

Catharine - Mary

The buildings on this block vary greatly in age. For example, Number 137-145 (built in 1958-59) reflects modern bank architecture. The building on the corner of Catharine Street (127-135), however, is the oldest in the Study Area (c. 1832). It has been altered extensively, but the original stone wall at the back is still exposed. The remainder of the block was built between 1876 and 1886.

Mary to Walnut - Copp's Block

Except for Number 193, this block was built by Anthony Copp, who ran an iron foundry with his brother, William. Built in three sections in 1880-81, the block was adorned with decorative window heads (typical of the Victorian era) made of pressed metal at the Copp Brothers' foundry. Number 193 was re-built c. 1900. Underneath the plain facade are rounded windows.

Walnut to Ferguson

This area developed in 53 years, with approximately half of the block being constructed in ten years (1871 to 1881). Much of this block displays the typical commercial rowhouse designs used during the 1870's and 1880's, as illustrated by 207-209 and 227-229. Not all of the facades have remained intact as evidenced by 215-217. However, recent photographs indicate that the original facade still exists underneath the siding.

Ferguson to Jarvis

A special feature of this block is 261-265 (c. 1852), the only frame building within the Study Area. In addition, it is one of the few frame buildings remaining in the City. Another building of interest is 249-251 (1878-1879), originally a hotel, which has a Mansard roof and dormer windows. Constructed in 1908 as one of Canada's finest bowling alleys, 283-287 displays the cresting and contrasting brick and stone work popular during the early 20th century.

Jarvis to Wellington

This block has buildings dating from the 1850's to the early 1900's. The exception to this is the Canadian Imperial Bank of Commerce built in 1961. Of particular interest is 315-321, an attractive Georgian Revival building, which displays arched designs above the windows and a balustrade across the roofline.

KING STREET EAST - SOUTH SIDE

James to Hughson Streets

Until recent years, this block appeared much the way it looked in the 1870's. Of particular importance is 18-20-22, the only stone commercial row to survive today on King East. It dates from the 1840's.

To the east of the stone row are three brick commercial rowhouses dating from 1874-76, which have lost much of their original window decorations. Over the past 30 years, historic buildings (such as the Birks' Building) have been replaced by modern structures of much greater height than the rest of the block.

Hughson to John Streets

The buildings on this block date from the 1840's to the 1960's and reflect a variety of building styles including early brick commercial rowhousing (62 and 64), the High Victorian era (68-70), formal bank architecture (54), a pre-modern structure (66), a government building (the Post Office), and finally, a modern concrete and glass structure (Canada Trust). Although greatly varied in style, the buildings are of similar heights ranging from three to six storeys.

John to Catharine Streets

This block is occupied by the Royal Connaught Hotel. The original structure (the east half) was built in 1914-16 on the site of the Waldorf Hotel. It was a community-inspired project owned and financed by local citizens. The 14-storey addition on the west was built in 1930-31 on the site of the W. E. Sanford wholesale clothing factory.

Catharine to Walnut Streets

This large block reflects a variety of building styles and has an uneven scale ranging from one to eleven storeys. The only 19th century buildings remaining today are two brick commercial rowhouses (164 and 168). Several buildings were erected just after the turn of the century and reflect the return to traditional forms of architecture after the Victorian era. Several modern structures are located throughout the block, including Terminal Towers, which replaced the Terminal building for radial cars.

Walnut to Ferguson

This is a unique block as it was completely developed over a 52-year period (1872-1924). Most of the buildings are commercial rowhouses of two to three storeys. As a result, this block displays a degree of homogeneity. However, differences in architectural designs do exist. Constructed in 1893, 206 King East still displays some of the rich embellishments of a late Victorian building. Built in 1882 and providing a sharp contrast is the unadorned 240-242 King.

Ferguson to Spring

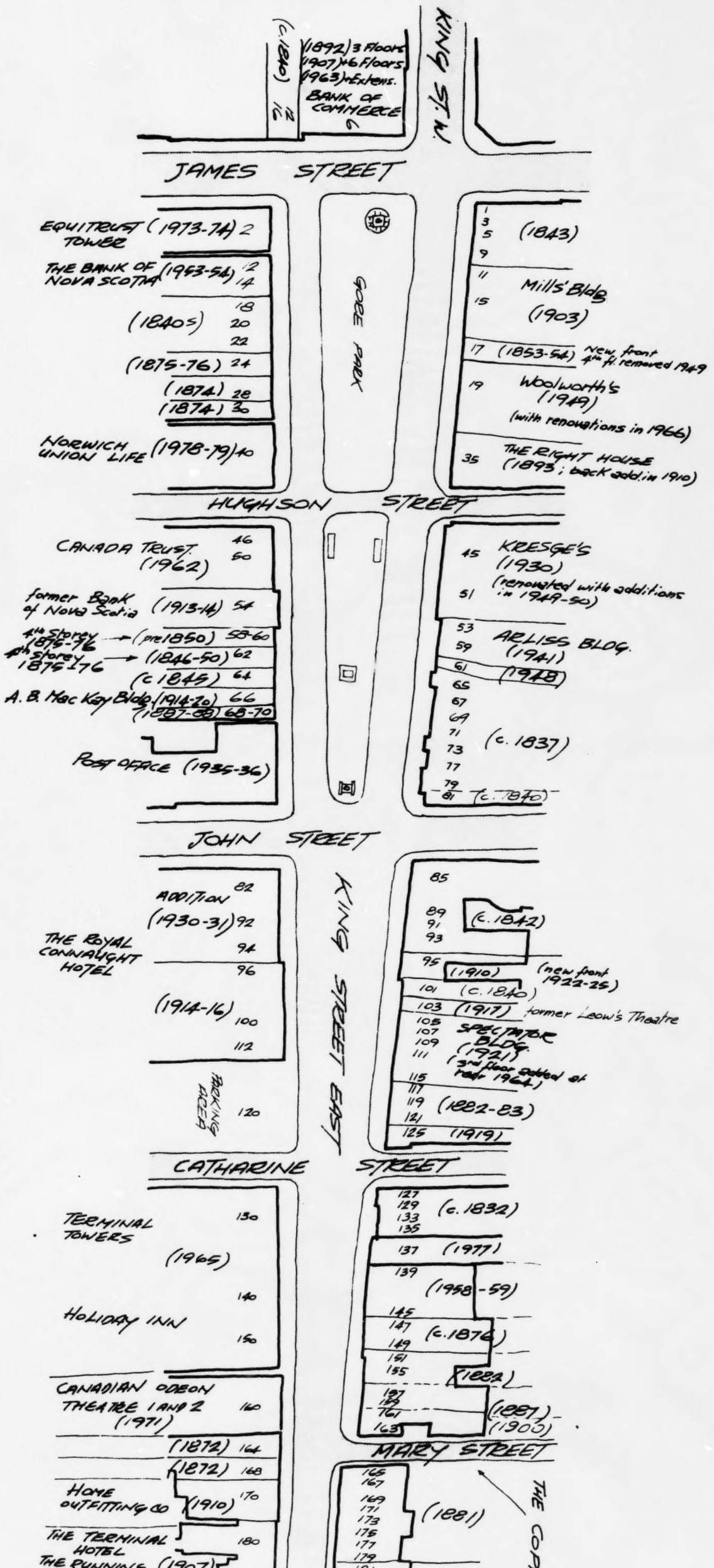
Both its size and symmetrical facade contribute toward making St. Deny's (270-280) the focal point of this block. Built in 1911, the decorative flourishes (such as the cresting and contrasting brick and stone) make an interesting comparison to the plain facades of modern buildings, such as 244 (1954) and 250 (1948).

Spring to Wellington

Various architectural styles are illustrated on this block. Early nineteenth century buildings such as 310-314 (1858) reflect a simpler style than the ornate 320(1891), a castle-like Victorian building. The turn of the century marked a return to simpler designs as evidenced by 322-326 (1916). Several buildings were demolished and not replaced between 326 and Wellington. As a result, this block lacks a corner building.

See Map B for the date of each building in the Study Area.

URBAN DOCUMENTATION CENTRE
RESEARCH UNIT FOR URBAN STUDIES
McMASTER UNIVERSITY
HAMILTON, ONTARIO


KING ST. N.
(c. 1840) 12 16
(1892) 3 Floors
(1907) +6 Floors
(1963) +Extens.
BANK OF COMMERCE
JAMES STREET
EQUITRUST TOWER (1973-74) 2
THE BANK OF NOVA SCOTIA (1953-54) 12 14
(1840s) 18 20 22
(1875-76) 24
(1874) 28
(1874) 30
NORWICH UNION LIFE (1978-79) 40
GORE PARK
1 3 5 (1843)
9
11 Mills' Bldg 15 (1903)
17 (1853-54) New front 4th fl. removed 1949
19 Woolworth's (1949) (with renovations in 1966)
35 THE RIGHT HOUSE (1893; back add. in 1910)
HUGHSON STREET
CANADA TRUST (1962) 46 50
former Bank of Nova Scotia (1913-14) 54
4th Storey 1875-76 → (pre 1850) 58-60
4th Storey 1875-76 → (1846-50) 62
(c. 1845) 64
A. B. MacKay Bldg (1914-20) 66
(1887-88) 68-70
POST OFFICE (1935-36)
45 KRESGE'S (1930) (renovated with additions in 1949-50) 51
53 59 ARLISS BLDG. (1941)
61 (1948)
65 67 69 71 73 77 79 81 (c. 1837) (c. 1870)
JOHN STREET
KING STREET EAST
ADDITION (1930-31) 82 92 94 96
THE ROYAL CONNAUGHT HOTEL
(1914-16) 100 112
BOOKING AREA 120
85 89 91 93 (c. 1842)
95 (1910) (new front 1922-25)
101 (c. 1840)
103 (1917) former Leow's Theatre
105 107 109 111 SPECTATOR BLDG. (1921) (3rd floor added at rear 1964)
115 117 119 (1882-83) 121 125 (1919)
CATHARINE STREET
TERMINAL TOWERS (1965) 130 140
HOLIDAY INN 150
CANADIAN ODEON THEATRE 1 AND 2 (1971) 160
(1872) 164
(1872) 168
HOME OUTFITTING CO (1910) 170
THE TERMINAL HOTEL 180
THE RUNNING (1907)
127 129 133 135 (c. 1832)
137 (1977)
139 (1958-59)
145 147 (c. 1874) 149 151 155 (1882)
157 159 161 (1887) (1900) 163
MARY STREET
165 167 169 171 173 175 177 179 (1881)
THE CO

Legend:

5 (1845) — date of construction / municipal number

MARY STREET

THE COPP BLOCK

WALNUT STREET

FERGUSON STREET

JARVIS STREET

PARKING AREA

KING STREET EAST

WELLINGTON STREET

CANADIAN ODEON THEATRE 1 AND 2 (1971) 160

(1872) 164

(1872) 168

HOME OUTFITTING CO (1910) 170

THE TERMINAL HOTEL 180

THE RUNNING PUMP LOUNGE (1907)

(1908) 184

(1919) 186

ODEON-HYLAND THEATRE (1952) 190

(1904) 202 204

(1893) 206 210

(1872) 212 214 216 218

(1894) 220 222 224

2ND FLOOR ADDED 1924 (1876) 230 232

former Central Hotel (1882) 234 236 238 240 242

(1954) 244

(1948) 246

(1906) 260

former Simcoe Hotel (1886) 266 268

ST. DENYS APARTMENTS (1911) 270 272 274 276 278 280

(1875) 284

PARKING AREA

SPADINA ST

(1859-1864) 310 312 314

(DATE UNKNOWN) 316 318 320

(1891) 322 324 326

(1916)

(1881) 165 167 169 171 173 175 177 179

(1880-81) 181 183 185 187 189 191

(c.1900) 193 195 197

(1880) 199 201 203 205

(1875) 207 209 211 213

(1879) 217 219

(1881) 221 223 225

(1884) 227 229 233

(1923) 234 237

(1880) 239 241 243 245

(1878-79) former Walker House 249 251 253 255 257

(1875) (1964) (1910)

(c.1852) 261 263 265

(1860) 269

(1925) 273

(1832) 275 277 279 281

(1908) 283 287

(1857) 303 305 307

(c.1870)

(1881) 309 311 313 315 317 319

(1908) 321 323 325 327

(1910) 329

(1885) (1961) Bank of Commerce 333

100 50 0 100

scale in feet

83 12 05

MAP B
King East Heritage Buildings
"Construction Dates"

APPENDIX

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department
71 Main Street West, Hamilton, Ont. L8N 3T4

Refer to File No.
Attention of
Your File No. P5-8-4-1

May 12, 1983

Dear Downtown Merchant:

King Street East, between James and Wellington, has been chosen by the City for a heritage study. It is an area of special interest because of its high visibility and its exceptional architectural and historic qualities. The City wishes to inform you of government funding programmes, which provide assistance for privately-owned buildings through heritage designation.

The objectives of the King East Heritage Survey are:

- to research the history of the buildings on King Street East between James and Wellington Streets. This will determine whether or not the area has the architectural/historic potential to be designated; and,

- to conduct a survey of business people's attitudes toward district designation.

After reading the enclosed brochures, please complete the questionnaire. Your views will be instrumental in determining future City action. All the information will be completely confidential. Jocelyne Guillemette, Deborah Herkimer, or Linda Tait will return in a few days to pick up the questionnaire or, if preferred, will assist you with its completion. If you have any questions, we are available at 526-4686.

Thank you for your co-operation.

Yours truly,

V. J. Abraham

V. J. Abraham, M.C.I.P.
Director of Local Planning

VJA:LT:sjb
Encls. (3)

THE REGIONAL MUNICIPALITY OF HAMILTON-WENTWORTH

Planning and Development Department
71 Main Street West, Hamilton, Ont. L8N 3T4

Refer to File No
Attention of
Your File No P5-8-4-1

May 12, 1983

Dear Downtown Owner:

King Street East, between James and Wellington, has been chosen by the City for a heritage study. It is an area of special interest because of its high visibility and its exceptional architectural and historic qualities. The City wishes to inform you of Government funding programmes, which provide assistance for privately-owned buildings through heritage designation.

The objectives of the King East Heritage Survey are:

- to research the history of the buildings on King Street East between James and Wellington Streets. This will determine whether or not the area has the architectural/historic potential to be designated; and,

- to conduct a survey of business people's attitudes toward district designation.

After reading the enclosed brochures, please complete the questionnaire. Your views will be instrumental in determining future City action. All the information will be completely confidential. As your input is considered essential to the results of the Survey, it is imperative that we receive your completed questionnaire by June 17, 1983. For your convenience, we have included a post-paid envelope. If you have any questions, please contact Linda Tait at 416-526-4686.

Thank you for your co-operation.

Yours truly,

V. J. Abraham, M.C.I.P.
Director of Local Planning

VJA:LT:sjb
Encls. (3)

king east heritage

Information Sheet

GORE PARK, LOOKING EASTERLY FROM JAMES STREET, HAMILTON

The Gore Area is one of the finest urban open spaces in Canada. The sense of enclosure created by the surrounding buildings and its triangular shape are remarkable.

The Gore and its natural extension, King Street East as far as Wellington, reflect the City's commercial prosperity during the Victorian era. The King East/Gore area is one of the City's two remaining original commercial sectors. The district is highly visible because it is both a natural focal point and a main street. The whole area is important to the image of the downtown, the City, and the Region.

The merchants and the City have recognized the importance of King Street East. The merchants, through the Business Improvement Area (BIA), will promote the area as a shopping district. The City, for its part, will spend money to transform the Gore through the Downtown Action Plan (DAP). At the same time, it has been recognized that the buildings themselves warrant particular attention. The City is therefore doing a study to look at the history and architecture of the buildings and to find out how business people and owners feel about a "Heritage Conservation District". A "District" would be eligible for Government money, which would help improve the appearance of the buildings.

WHAT IS A HERITAGE CONSERVATION DISTRICT?

A Heritage Conservation District is a group of buildings which form a distinct and identifiable area in the community. A district has one or both of the following characteristics:

- the majority of the buildings reflect some aspect of the history of the community; and,
- most of the buildings are examples of period architecture or display unique methods of construction.

For these reasons, such a group of buildings is considered worthy of special protection. This protection is ensured by municipal by-law through heritage designation. The objective is to capitalize on the special character of the area.

HOW IS IT APPLICABLE TO KING STREET EAST?

Historically, the King East/Gore Park area has always functioned as a focal point for commercial, social, and civic activities. Here people gathered to take advantage of centrally located shops and services, all in a public garden setting. **The area is richly endowed with buildings which span all decades, beginning with the 1840's.** Some of these display distinct forms of craftsmanship which are no longer practiced, such as the decorative elements on upper floors.

Thus, the area could be a prime candidate for Heritage District designation.

WHAT ARE THE ADVANTAGES AND EFFECTS OF HERITAGE DISTRICT DESIGNATION?

FUNDING

Once a district is designated, a new source of funding becomes available. The Board of Industrial Leadership and Development (BILD) has set aside $8.5 million under its Building Rehabilitation and Improvement Campaign (BRIC) to assist in economic development within the context of heritage conservation (see enclosed brochure). A minimum of $183,000. may be available for each District. This is funding which is not available through the Downtown Action Plan.

BRIC will provide money for the repair and restoration of significant heritage features of buildings within a District, both public and privately owned. Some money will also be available for environmental improvements. This money becomes available only after designation occurs (through municipal by-law) and providing certain conditions are met.

CO-ORDINATED PLAN

As part of the process of designation, the municipality drafts a plan to co-ordinate improvements to the area.

The plan will provide guidelines for the buildings in the areas of design, alteration, demolition, and new construction. For example, a demolition permit might not be issued until 180 days after request so that alternatives to demolition could be explored. The plan would also specify which significant heritage features on upper floors could be altered or removed. The objective of these guidelines is to maintain the character of the area. The design and height of proposed new buildings would be defined so that they would fit in with their surroundings.

The formulation of the plan would be the task of a committee made up of owners, merchants, and the public. As a result, those who will be affected will have direct input into the future development of their area. The plan will be successful only with local support.

RETAIL UPSWING

Revitalization is important today because of the City's need for a lively downtown core. The Downtown Action Plan and the BIA are already in action. The third dimension is the re-use and rehabilitation of older, finely constructed buildings, such as the Pigott/Sunlife project. These concerns reflect today's increased awareness of our environment and the emphasis on practical use of resources that are already available. Both the Downtown Action Plan and a more effective use of existing buildings could result in increased economic activity for Hamilton.

The goal of the Downtown Action Plan is to have the downtown serve the pedestrian rather than vehicular traffic. There is evidence substantiating the connection between downtown revitalization programmes and increased pedestrian activity. In Guelph, store owners reported that average foot traffic increased 15% to 60%. In Belleville, retailers claimed an average increase in retail sales of 30% as a result of their downtown improvement plan. Thus, there are reasons to believe that in Hamilton, the DAP will result in increased pedestrian activity and a general retail upswing.

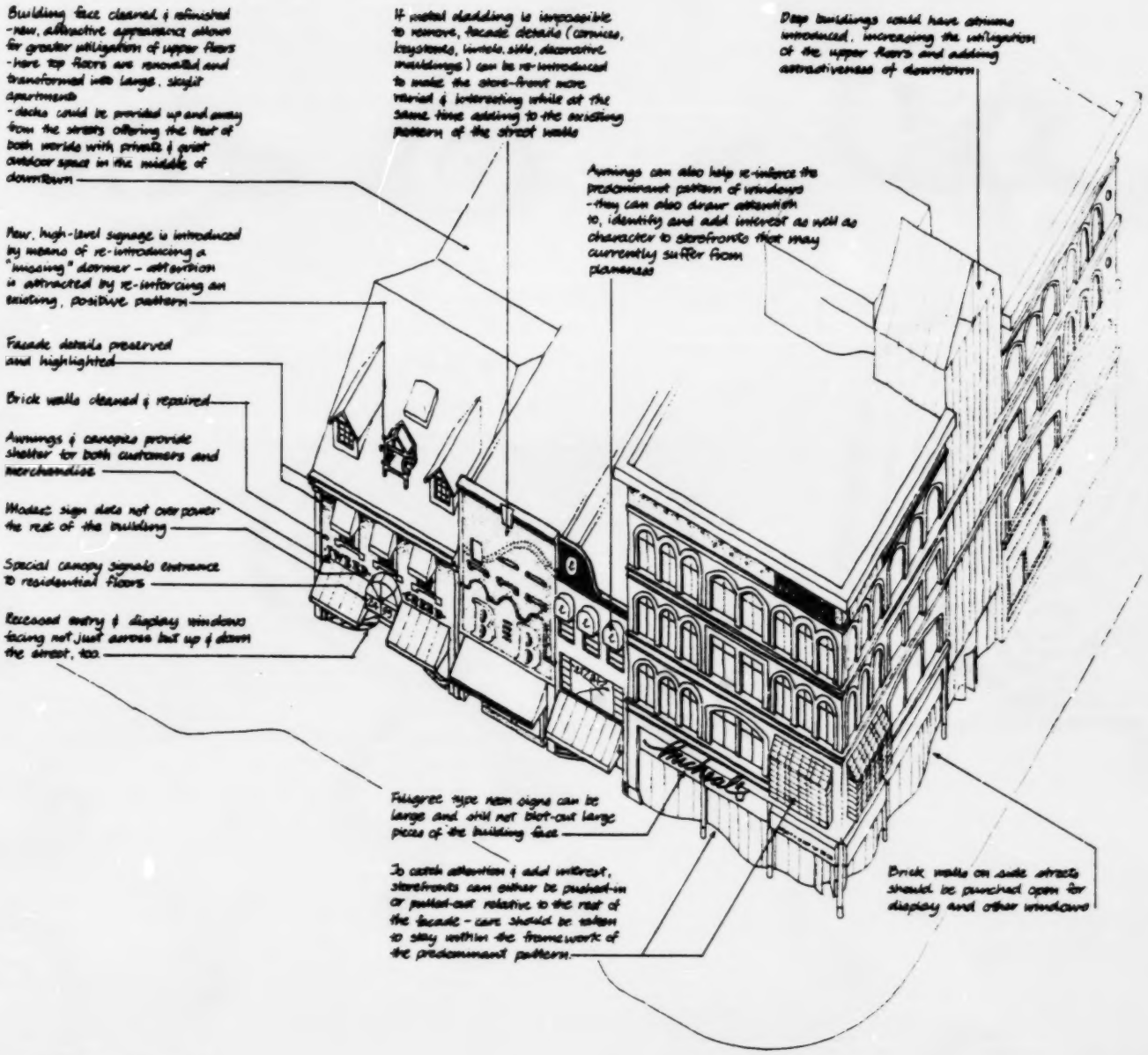
A Heritage Conservation District would complement the two activities currently being undertaken to revitalize the downtown. This would be an opportune time for owners and business people to renovate their heritage buildings and create a recurrent theme. If given a choice, most shoppers would rather walk through an area where buildings share a sense of unity and where facades remain free of obtrusive forms of advertising. People are looking for different shopping and eating experiences. Whereas malls have advantages, revitalized Main Street shopping districts can offer their own in the way of specialty goods and the atmosphere of an old-style setting.

TOURISM

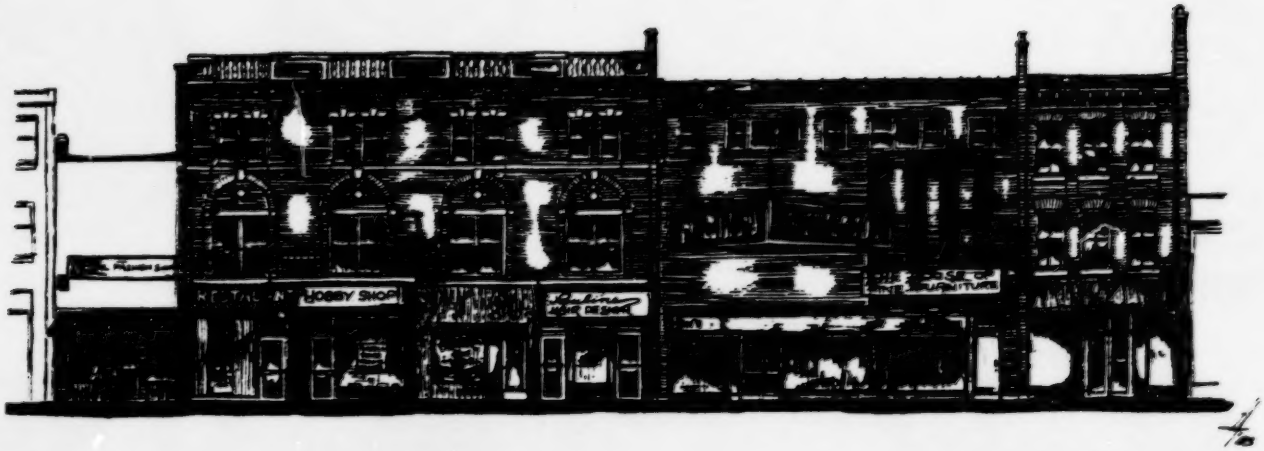
In 1982, tourism ranked as the second largest industry in Ontario. Current projections indicate that by the year 2000, it will be the Province's largest industry.

In Hamilton, tourism and convention revenues amount to $100 million yearly. Features such as the Convention Centre, new hotels, and the proposed revitalization for downtown will attract more visitors to the City. This influx of people represents an untapped source of revenue for business people along King East.

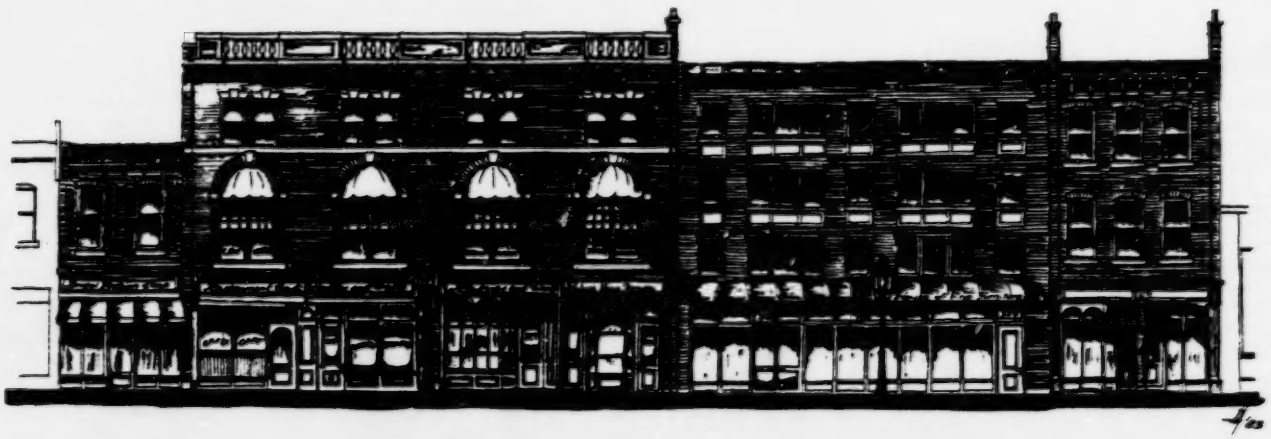
Merchants could profit by promoting the area as a district unequalled in the Province. The adaptive re-use and rehabilitation of heritage buildings can add a new dimension to the district, one that could be sold as a commodity as in Niagara-on-the-Lake and Hess Village. The area could function again as a vital centre providing shopping, accommodation, and other services for both visitors and Hamiltonians alike.


Building face cleaned & refinished - new, attractive appearance allows for greater utilization of upper floors - here top floors are renovated and transformed into large, stylish apartments - decks could be provided up and away from the streets offering the best of both worlds with private & quiet outdoor space in the middle of downtown
If metal cladding is impossible to remove, facade details (cornices, keystones, lintels, sills, decorative mouldings) can be re-introduced to make the store-front more varied & interesting while at the same time adding to the existing pattern of the street walls
Deep buildings could have atriums introduced, increasing the utilization of the upper floors and adding attractiveness of downtown
Awnings can also help re-inforce the predominant pattern of windows - they can also draw attention to, identify and add interest as well as character to storefronts that may currently suffer from plainness
New, high-level signage is introduced by means of re-introducing a "mansard" dormer - attention is attracted by re-inforcing an existing, positive pattern
Facade details preserved and highlighted
Brick walls cleaned & repaired
Awnings & canopies provide shelter for both customers and merchandise
Modest sign does not over power the rest of the building
Special canopy signals entrance to residential floors
Recessed entry & display windows facing not just across but up & down the street, too
Filigree type neon signs can be large and still not blot-out large areas of the building face
To catch attention & add interest, storefronts can either be pushed-in or pulled-out relative to the rest of the facade - care should be taken to stay within the framework of the predominant pattern
Brick walls on side streets should be punched open for display and other windows

RENOVATION GUIDELINES



Sketch of a block on King Street East.



Artist's conception of renovated block.

* * *

If you have any questions about our package, or would like to receive technical advice about renovating, please contact us at 526-4686.

Prepared by Hamilton-Wentworth Planning and Development Department in consultation with the Local Architectural Conservation Advisory Committee and funded by Canada Community Development Projects.

April 1983

King East Heritage Survey Questionnaire

ALL INFORMATION SUPPLIED IS CONFIDENTIAL

1. Name: _____

   Location of Business/Property(ies) in Question: _____

   _____

2. How long have you owned the building(s)? _____ years

   And/or how long have you run the business? _____ years

3. Do you think the study area (King Street East between James and Wellington) is attractive to customers?

   _____ Yes _____ No

   What are the special features you believe are attracting people to the area?

   _____ Good Parking _____ Attractive Surroundings

   _____ Good Transit _____ Attractive Buildings

   _____ Active Business Association _____ Other _____

   What features do you feel need improvement?

   _____

   _____

4. Are you satisfied with the present condition of the exterior of your buildings?

   _____ Yes _____ No

   If yes, why? / If no, why not?

   _____

5. If designation occurs, would you consider discussing improvements to heritage features of your building(s)? (Technical advice would be available to assist you in this matter.)

   _____ Yes _____ No

6. Do you feel that there should be policies applicable to your area on the following matters in order that the character of the district be preserved?

   a) Alteration/removal of significant heritage features on upper floors.

   _____ Yes _____ No

   b) A 180-day waiting period for a demolition permit (for heritage buildings) so that alternatives to demolition may be explored.

   _____ Yes _____ No

   c) Height and design of new buildings.

   _____ Yes _____ No

7. Are you in favour of "Heritage Conservation District" designation?

   _____ Yes _____ No _____ Undecided

   Comments _____

   _____

8. Would you like a copy of the questionnaire results?

   _____ Yes _____ No

   Would you like to receive a copy of the historical research which will be done on your building(s)?

   _____ Yes _____ No

Thank you

THE PROGRAM

The Ministry of Citizenship and Culture has established the Building Rehabilitation and Improvement Campaign (BRIC) — a series of grant programs created under the Board of Industrial Leadership and Development (BILD). BILD is a comprehensive strategy designed to assist economic development throughout Ontario. In keeping with this strategy, BRIC provides financial assistance for architectural conservation.

The BRIC program is making $8.5 million available in grants over a five-year period. This complements the work of the Ontario Heritage Foundation and various Wintario programs that provide assistance for the conservation of structures considered to be of particular importance to the province. BRIC supports individual projects of local value as well as those within Heritage Conservation Districts.

Communities across the province have taken an active role in heritage conservation. Since the enactment of the *Ontario Heritage Act* in 1974 municipal councils have established more than 130 Local Architectural Conservation Advisory Committees (LACAC's). These committees advise councils on conservation-related matters. In addition, more than 1,500 individual properties have been designated.

Both private and public sectors have demonstrated that investment in local heritage can produce interesting and valuable residential, office and retail space. Increased tourist spending is also a significant benefit. Furthermore, through repair, restoration and re-use, an area's image is enhanced, its distinctive identity strengthened.

BRIC objectives are to:

- provide assistance to locally significant heritage properties, including industrial, commercial and residential;
- encourage and expand investment from the private sector;
- encourage improvements to heritage properties and Heritage Conservation Districts;
- provide funds to places where little conservation activity has previously occurred;
- promote an increased awareness of heritage conservation through an educational program and the provision of technical information.

Advice or assistance on BRIC and other programs promoting heritage conservation may be obtained from the Heritage Branch at:
77 Bloor Street West, 7th Floor,
Toronto, Ontario
M7A 2R9
Telephone (416) 965 4961
or from regional offices.

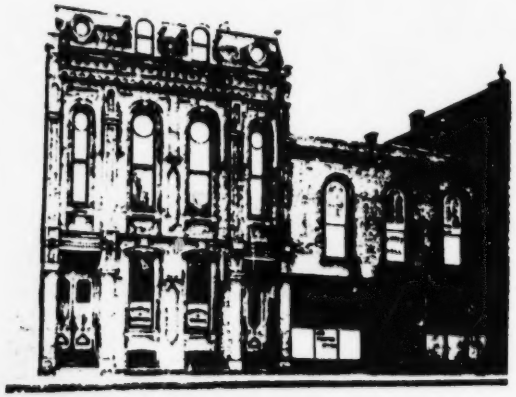


Photo courtesy of Mr. G. Pond

The Simcoe Mechanics' Institute and Library Association Building, 58 Peel Street, Simcoe.

This yellow brick, Second Empire commercial building, erected in 1874-5 to the plans of William Mellish & Son of Brantford, has served several important public functions locally. Here were housed Simcoe's mechanics' institute and subsequently its town hall and Norfolk County offices. The building is used now by a law firm.

Ontario
Ministry of Citizenship and Culture
Hon. Bruce McCaffrey, Minister
James W. Ramsay, Deputy Minister

BUILDING REHABILITATION AND IMPROVEMENT CAMPAIGN (BRIC)

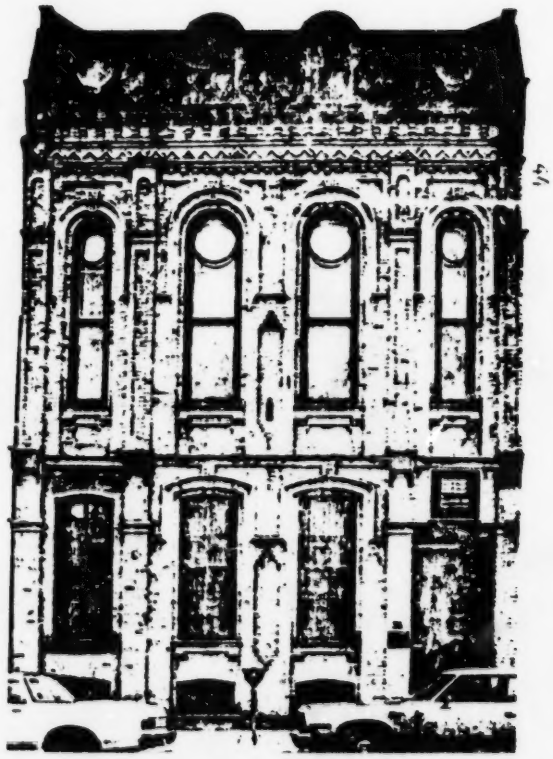
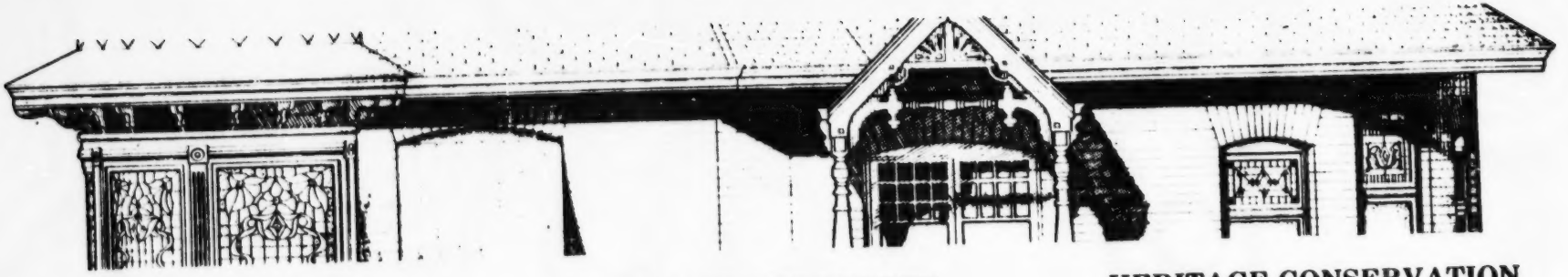


BILD ONTARIO

ONTARIO MINISTRY OF CITIZENSHIP AND CULTURE



CORPORATE SECTOR GRANTS

Corporate sector grants are available for the conservation of privately-owned commercial or industrial properties that have been designated under the *Ontario Heritage Act*. Grants are made on a discretionary basis up to a maximum of 50 per cent of eligible costs and are administered by the Ministry of Citizenship and Culture.

Each project must involve a minimum expenditure of $10,000 on eligible heritage items.

To be eligible for a grant, a building must have been constructed for commercial or industrial purposes, or have been in such use for at least 50 years. Its current use must still be commercial or industrial, at least in part. Exclusively residential use is acceptable if the building contains three or more dwelling units.

Any work that conserves and enhances the historic fabric of a building is eligible for grant assistance. The major thrusts of this work should be to ensure the structural stability of the building, to keep it weathertight, and to conserve its heritage value. This may include the repair of foundation, walls and roof, structural reinforcement, restoration of original materials and colors, and the repair or reconstruction of original doors, windows, decorative trim and other distinctive building elements.

These grants will be given in exchange for a heritage easement to be held by the municipality. An easement is a legal agreement registered on a property's title and designed to protect the heritage features of that property.

Further information and application forms may be obtained from the Ministry of Citizenship and Culture, Heritage Branch, or community program offices.

DESIGNATED PROPERTY GRANTS

Designated property grants have been established to enable municipalities to assist the conservation of properties designated under the *Ontario Heritage Act*. Grants to a maximum of $2,000 are available through the municipality, but must be matched on a 50-50 basis with the owner.

Upon satisfactory completion of the work, the municipality reimburses the owner. Twice a year, the ministry in its turn reimburses the municipality for all grants paid out.

Any work that conserves or enhances elements specified in the reason for designation is eligible for grant assistance. This can include the conservation or restoration of significant architectural features such as doors, windows, decorative trim, cupolas, chimneys, and so on. It may even include the reconstruction of such features when there is documentary evidence of their original appearance. The conservation or renewal of original siding or roofing is also eligible for grant assistance, as is work necessary to restore the structural soundness of the historical fabric of the building. Interior work is eligible only if the building interior has been specified in the reason for designation.

Work that does not materially improve the heritage value of a building — routine maintenance, landscaping, modern additions, and so on — is not eligible.

Further information and application forms are available from participating municipalities.

HERITAGE CONSERVATION DISTRICT FUNDS

A Heritage Conservation District is an area designated under Part V of the *Ontario Heritage Act* in recognition of its particular architectural or historical character. A detailed plan is prepared for each district to define the area's qualities, make recommendations for their enhancement, and provide policy directions and guidelines.

BRIC funds are available to assist in the implementation of the proposals set forth in the District Plan. A municipally administered fund, created by joint provincial and municipal contributions, may be used to aid the repair, or restoration of the exteriors of heritage buildings within the district, and for the conservation and improvement of its public properties and streets. Normally, at least half of this fund is available for grants to private properties.

MUNICIPAL HERITAGE FUNDS

Seed money will be provided for municipalities wishing to establish heritage funds. A portion of the funding will come from BRIC, with the remainder being raised from local sources.

The monies are used to establish revolving funds for the purpose of investing in architectural conservation projects that have a potential of returning money to the fund. Activities may include acquisition, conservation, and resale of heritage properties and making loans for work on designated properties.

POOR

QUALITY

ORIGINAL